

ZONING BY-LAWS
TOWNSHIP OF NORTH YORK



TOWNSHIP OF NORTH YORK
BY-LAW NUMBER 15526

A BY-LAW to amend By-law 7625, as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. THAT Subsection 22.4.2 of By-law 7625 be amended
by adding after the word "use" the following words "and for
the purpose of a public parking station owned or operated by
the Township of North York." so that Subsection 22.4.2 shall
read as follows:

"22.4.2 Land in a Residential Zone which has no
physical separation by highways or otherwise from,
and is immediately adjoining and touching a commercial
zone may be used for the purpose of a parking station
accessory and incidental to a commercial use and for
the purpose of a public parking station owned or oper-
ated by the Township of North York, provided that
ingress and egress to and from the said lot shall not
be a street contained wholly within a Residential Zone.
No such parking station shall be used for the repair
or servicing of vehicles for hire or gain, or a taxi-
cab stand."

2. THAT this By-law shall come into force upon receiving
the approval of The Ontario Municipal Board and the issue of
its formal order thereof and that By-law 7625, as amended, shall
in all other respects be hereby ratified and confirmed.

ENACTED AND PASSED THIS 14th day of November A.D.1960.

(Sgd) A.G. Standing
Clerk.

(Sgd) N. Goodhead
Reeve.

(S E A L)



TOWNSHIP OF NORTH YORK

BY-LAW NUMBER 15283.

A BY-LAW to amend By-law 7625, as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. THAT Subsection 2.52.7 of By-law 7625 be deleted and
the following subsection substituted in its place and stead;

"2.52.7 LOT LINE, FRONT" shall mean the line that
divides a lot from the street, provided that, for
the purposes of this By-law, in the case of a corner
lot, for single-family, semi-detached or duplex
dwellings, the shorter lot line that so abuts a
street shall be deemed to be the front line of the
lot, and the longer line that so abuts shall be
termed the side line of the lot, and for all other
buildings and structures the lot line that so abuts
a street on which the building or structure faces
shall be deemed the front line of the lot, and the
other line that so abuts shall be termed the side
line of the lot."

2. THAT Subsection 6.6 of By-law 7625 be amended by deleting
the words "Save as provided in Section 5.2.3" and by substituting
therefor the following words: "Except where a lot is contiguous
to the boundary of an Open Space Zone (O) or a Greenbelt Zone
(g), "so that the said subsection shall read as follows;

"6.6 LOTS ON BOUNDARY LINES

Except where a lot is contiguous to the boundary
of an Open Space Zone (O) or a Greenbelt Zone (G),
where a lot is contiguous to a boundary line of
two different zones, any side yard or rear yard
which is directly adjacent to the said boundary
line in the least restricted zone shall be in-
creased in minimum width or depth to the average

of the required minimum width or depth of such yards in the two different zones."

3. THAT Subsection 7.1.2 of By-law 7625 be amended by deleting the words "Wedmore Avenue" and the words "Tisdale Avenue".

4. THAT Subsection 13.2.5.1 of By-law 7625 be amended by deleting the words and figures "In Districts Nos. 1, 2, 5, 6, 9, 10, 11, 12, 13 and 14" and substituting therefor the following words and figures "In All Districts other than in Districts Nos. 3 and 4.

5. THAT Subsection 14.2.3 of By-law 7625 be amended by adding between the words "thereof," and "provided" in the second line in the paragraph referring to Side Yards, the following words, "on the side where additional storey exists".

6. THAT Section 30 of By-law 7625 be amended by adding at the end thereof the following Subsection 30.9:

"30.9 SIGNS

The following signs shall be permitted within any M zone, provided that a building permit has been obtained from the Building Commissioner and that the provisions of the Building By-law Number 6110 or any amendments thereto are complied with.

- (a) Identification sign indicating the use of land or buildings and any product manufactured or assembled thereon.
- (b) Real Estate signs indicating the sale, rental, use or development of land and the name of the persons or companies associated with such development.
- (c) On any lot not developed and used by industrial buildings, Poster Panel Display signs, billboards, spectacular signs, or ground signs of a Pylon type, provided that written authority

has been obtained from Council, the yard requirements for the zone in which the sign is situated are complied with, and if illuminated, they be so constructed and located as to deflect the light away from public streets and residential zones."

7. THAT Subsection 31.2 (d) of By-law 7625 be amended by adding after the words "an automobile service station" in the said subsection the following words: "provided that the provisions of Section 22.7 are complied with".

8. THAT this By-law shall come into force upon receiving the approval of the Ontario Municipal Board and the issue of its formal order thereof, and that By-law 7625, as amended, shall in all other respects be hereby ratified and confirmed.

ENACTED and PASSED the 22nd day of August,
A.D. 1960.

(Sgd.) A.G. Standing
Clerk.

(Sgd.) N. Goodhead
Reeve.

(SEAL)



TOWNSHIP OF NORTH YORK

BY-LAW NUMBER 16195

A BY-LAW to amend By-law 15283.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 15283 be amended by deleting Section 6
therefrom and substituting the following in its place and stead:

6. THAT Section 30 of By-law 7625 be amended by adding
at the end thereof the following Subsection 30.9:

"30.9 SIGNS

The following signs shall be permitted within any
M zone, provided that a building permit has been
obtained from the Building Commissioner and that
the provisions of the Building By-law Number 6110
or any amendments thereto are complied with.

- (a) Identification sign indicating the use
of land or buildings and any product
manufactured or assembled thereon.
- (b) Real Estate signs indicating the sale,
rental, use or development of land and the
name of the persons or companies associated
with such development."

2. THAT this By-law shall come into force upon receiving
the approval of The Ontario Municipal Board and the issue of
its formal order thereof, and that By-law 15283, as amended,
shall in all other respects be hereby ratified and confirmed.

ENACTED and PASSED this 5th day of September A. D. 1961.

"A. G. STANDING"

Clerk

"N. GOODHEAD"

Reeve



TOWNSHIP OF NORTH YORK

BY-LAW NUMBER 16046

A BY-LAW to further amend By-law 7625, as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF
NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 7625 be amended by deleting Section 2.28
and substituting therefor the following subsection 2.28 as
follows:

"2.28 'COVERAGE' shall mean that percentage of land
or lot area covered by buildings above ground level
and shall not include that portion of such land or
lot area which is occupied by a building or portion
thereof which is completely below ground level."

2. THAT subsection 6.10.1 of By-law 7625 be amended by
adding a new clause (d) as follows:

"(d) Temporary sales and rental office."

3. THAT subsection 7.1.2 of By-law 7625 be amended by
adding the name "Midvale Road", so that the said subsection
shall read as follows:

"7.1.2 Notwithstanding the provisions of Section 7.1.1
nothing in this by-law shall prevent the erection of
dwellings on lands which front on the following streets
which are less than 66 feet in width."

Bainbridge Avenue
Bishop Avenue
Blake Avenue
Centre Avenue
Cummer Avenue
Drewry Avenue
Enid Crescent
Frith Road
Gracefield Avenue
John Street
Maple Leaf Drive
Midvale Road
Mill Street
Newtonbrook Boulevard
Norris Place

Old Yonge Street
Romar Crescent
Valley Road
Victory Drive
Westview Avenue

4. THAT subsection 7.3.2 of By-law 7625 be deleted and the following substituted in its place and stead:

"7.3.2 Buildings erected between existing buildings.

Notwithstanding the provisions of Sections 10 to 14 inclusive, of this By-law, the front yard of any building to be erected between existing buildings shall be not less than the average depth of the front yards of the existing buildings situated on immediately adjacent lots."

5. THAT Clause (d) of Section 7.5.1 of By-law 7625 be amended to read as follows:

"(d) Accessory buildings shall not occupy more than ten percent (10%) of the lot area above ground level."

6. THAT Section 7 of By-law 7625, be amended by adding at the end thereof Subsection 7.6.2 as follows:

"7.6.2 For the use of lands in a residential zone adjacent to a commercial zone for parking purposes, see Section 22.4.2."

7. THAT Subsection 15.4 of By-law 7625 be amended by adding a new clause (i) as follows:

"(i) For the use of lands in a residential zone adjacent to a commercial zone for parking purposes see Section 22.4.2."

8. THAT Subsection 15.8 of By-law 7625 be amended by adding a new clause (d) as follows:

"(d) Where any landscaping is provided on top of a building or part of a building, there shall be a minimum of twelve inches of earth fill."

BOROUGH OF NORTH YORK

BY-LAW NUMBER 22320

being a by-law to regulate vehicles and trailers parking in access routes of apartment buildings, hospitals, hotels and motels, shopping centres, town houses and industrial buildings in order to prevent fires or the spread of fires.

WHEREAS it is deemed necessary to regulate the parking of vehicles and trailers in access routes of apartment buildings, hospitals, hotels and motels, shopping centres, town houses and industrial buildings in order to provide continuous access of fire trucks to apartment buildings, hospitals, hotels and motels, shopping centres, town houses, and industrial buildings to prevent fires or the spread of fires.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE BOROUGH OF NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. In this by-law:

(a) "designated building" means - an apartment building, hospital, hotel or motel, shopping centre, town house and industrial building for the purposes of this by-law as defined herein.

(b) "an apartment building" means - a building containing more than two (2) dwelling units, each unit having access from an internal corridor system.

(c) "an hotel" means - a building or part of a building in which a minimum of six rooms is provided for renting as dwellings, on a temporary or transient basis, with a public dining room.

(d) "Hospital" means - a private or public hospital as defined in "The Private Hospitals Act" or "The Public Hospitals Act."

(e) "a motel" means - an hotel in one building or in two or more connected detached buildings, but which may or may not include a public dining room.

(f) "a shopping centre" means - a group of commercial establishments related to one another by sharing a parking lot and/or driveway, as opposed to a business area comprising unrelated individual commercial establishments.

(g) "a town house" means - a building consisting of more than six (6) single family dwelling units each unit having an external access.

(h) "an industrial building" means - a building or structure for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storing or adapting for sale of any goods, substance, article or thing, or any part thereof, and the storage of building and construction equipment and materials.

(i) "a fire access route" means - any road, way, driveway, lane, ramp or other means of vehicular access or egress to or from a designated building which is:

- (i) located on private property; and
- (ii) not less than 10 feet wide;

and shall include any part of a parking lot set aside by visible markings or markers for the purpose of vehicle movement and further that these fire access routes must be designated by the Fire Department for The Corporation of the Borough of North York. The Fire Department in designating a fire access route shall have regard to the available access and egress of Fire Department vehicles along the proposed fire access route to and from the vicinity of the designated building.

(j) "required signs" means - permanently installed legible signs placed at intervals of not more than 100 feet along the fire access route which shall display the following information:

- (i) Fire Access Route
- (ii) Parking Prohibited
- (iii) Vehicles will be tagged and/or towed away
- (iv) The number of this by-law;

and shall be in size a minimum of 12" x 18"

(k) "vehicle" means - a motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle propelled or driven by any power.

(1) "park" or "parking", when prohibited means - the standing of a vehicle, whether occupied or not, except when standing temporarily for the purpose of and while actually engaged in loading or unloading goods or passengers.

2. No person shall park a vehicle in a fire access route of designated buildings where required signs have been erected.

3. The driver of a vehicle, not being the owner, is liable to any penalty provided under this by-law and the owner of the vehicle is also liable to such penalty unless, at the time that the offence was committed, the vehicle was in the possession of a person other than the owner or his chauffeur without the owner's consent.

4. An Officer or By-Law Enforcement Officer of the Metropolitan Toronto Police Force upon the complaint being made to the Metropolitan Toronto Police Force, by the Owner or Owners of the designated building, or his or their agent, may issue a parking tag and place same on a vehicle which is parked in contravention of this by-law.

5. Where a parking tag is placed on a vehicle by an Officer or By-Law Enforcement Officer of the Metropolitan Toronto Police Force for an offence against the provisions of this by-law, the owner or driver may make voluntary payment of a penalty, in the amount of Five Dollars (\$5.00), out of court and if payment is not made in accordance with this procedure, the provisions of subsection 2 of section 482 of the Municipal Act for recovery of penalties shall apply.

6. In addition to the penalties provided in this by-law

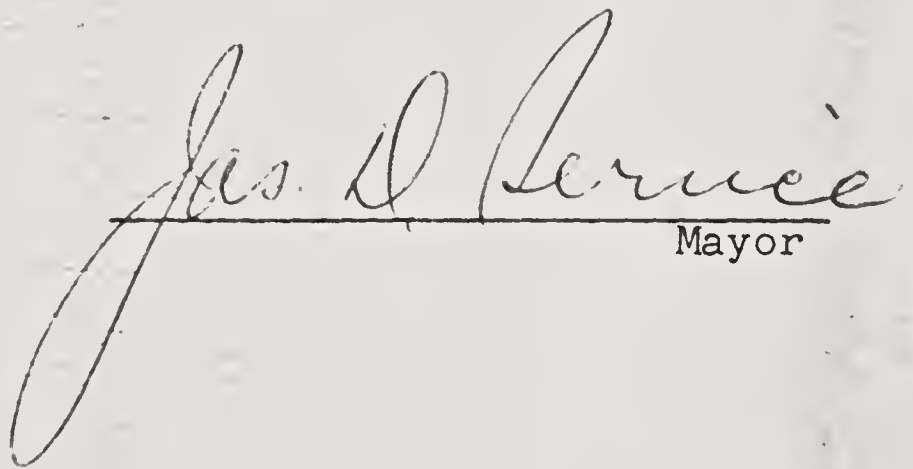
in accordance with The Highway Traffic Act, upon the written complaint of the Owner or Owners of an designated building or his or their agent, an Officer of the Metropolitan Toronto Police Force may cause the vehicle to be moved or taken to and placed or stored in a suitable place and all costs and charges for removing, care, and storage, if any, shall be a lien upon the vehicle, which may be enforced in the manner provided by Section 48 of the Mechanics' Lien Act.

7. Any person convicted of a breach of any of the provisions of this by-law, in addition to any other penalty, shall forfeit and pay, at the discretion of the convicting magistrate, a penalty not exceeding (exclusive of costs) the sum of Three Hundred Dollars (\$300.00) for each offence, recoverable under the Municipal Act and the Summary Convictions Act for the Province of Ontario.

ENACTED and PASSED this 18th day of November A.D.,
1968.



Deputy Clerk



Mayor

BOROUGH OF NORTH YORK

BY-LAW NUMBER 22540

A BY-LAW to amend By-law Number 22320.

THE COUNCIL OF THE CORPORATION OF THE BOROUGH OF
NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. THAT Section 1 of By-law 22320 be amended to read as follows:

"(a) 'designated building' means - an apartment building, hospital, hotel or motel, shopping centre, town house, industrial building and Borough facility for the purposes of this By-law as defined herein."

and that the following subsection be added to Section 1,

"(m) 'Borough facility' means - a library, school, pool, arena, hall, skating rink, administrative building owned or controlled by the Corporation of the Borough of North York and all other Municipal buildings owned or controlled by the Corporation of the Borough of North York."

2. THAT By-law 22320 shall in all other respect be ratified and confirmed.

ENACTED and PASSED the 21st day of April A.D. 1969.

(Sgd.) E. Roberts

Deputy Clerk

(Sgd.) Jas. D. Service

Mayor

BOROUGH OF NORTH YORK

BY-LAW NUMBER 22660

A BY-LAW to amend By-law Number 22320

THE COUNCIL OF THE CORPORATION OF THE BOROUGH OF
NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. THAT Section 1 of By-law 22320 be amended to read
as follows:

"(a) 'designated building' means - an
apartment building, hospital, hotel
or motel, shopping centre, town house,
industrial building and Borough facility
and any other structure which is used
for the accommodation of the public or
for the gathering or assembling of
people."

2. THAT By-law 22320 shall in all other respect be
ratified and confirmed.

ENACTED AND PASSED the 16th day of June A.D. 1969

(Sgd.) E. Roberts

(Sgd.) Jas. D. Service

Deputy Clerk

Mayor

